### IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS MCALLEN DIVISION

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§	CIVIL ACTION NO. 7:20-cv-00124
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### **COMPLAINT IN CONDEMNATION**

- 1. This is a civil action brought by the United States of America at the request of the Secretary of the Department of Homeland Security, through the Acquisition Program Manager, Wall Program Management Office, U.S. Border Patrol Program Management Office Directorate, U.S. Border Patrol, U.S. Customs and Border Protection, Department of Homeland Security, for the taking of property under the power of eminent domain through a Declaration of Taking, and for the determination and award of just compensation to the owners and parties in interest.
- 2. The Court has subject matter jurisdiction over this action pursuant to 28 U.S.C. § 1358.
- 3. The interest in property taken herein is under and in accordance with the authority set forth in Schedule "A."
- 4. The public purpose for which said interest in property is taken is set forth in Schedule "B."
- 5. The legal description and map or plat of land in which certain interests are being acquired by the filing of this Complaint, pursuant to the Declaration of Taking, are set forth in Schedules "C" and "D."

6. The interest being acquired in the property described in Schedules "C" and "D" is

set forth in Schedule "E."

7. The amount of just compensation estimated for the property interest being acquired

is set forth in Schedule "F."

8. The names and addresses of known parties having or claiming an interest in said

acquired property are set forth in Schedule "G."

9. Local and state taxing authorities may have or claim an interest in the property by

reason of taxes and assessments due and eligible.

WHEREFORE, Plaintiff requests judgment that the interest described in Schedule "E" of

the property described in Schedules "C" and "D" be condemned, and that just compensation for

the taking of said interest be ascertained and awarded, and for such other relief as may be lawful

and proper.

Respectfully submitted,

RYAN K. PATRICK

United States Attorney

Southern District of Texas

By: s/Baltazar Salazar

Baltazar Salazar

Assistant United States Attorney

Attorney-in-Charge for Plaintiff

S.D. Tex. ID No. 3135288

Texas Bar No. 24106385

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Brownsville, Texas 78520

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E-mail: Baltazar.Salazar@usdoj.gov

### SCHEDULE A

### **SCHEDULE A**

### **AUTHORITY FOR THE TAKING**

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved February 15, 2019, as Public Law 116-6, div. A, tit. II, Section 230, 133 Stat. 13, which appropriated the funds that shall be used for the taking.

# SCHEDULE B

### SCHEDULE B

### PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

### SCHEDULE C

### **SCHEDULE C**

### LEGAL DESCRIPTION

Hidalgo County, Texas

Tract: RGV-WSL-2003

Owner: Celia Virgen Avendaño De Collado, et al.

Acres: 1.276

**BEING** a 1.276 acre (55,589 square feet) parcel of land, more or less, being out of the Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Porción 71, beingout of a tract of land now or formerly owned by John Mundt, deceased (no record found), said tract being a portion Lot 9 of Closner Subdivision recorded in Volume 100, Page 87, Map Records of Hidalgo County, Texas, said 1.276 acre (55,589 square feet) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a point having a coordinate value of N=16556581.953, E=1087436.457, said point being at the southwest corner of the west one half of a called 1.00 acre tract conveyed to Rodolfo Quintero by Warranty Deed recorded in Instrument No. 2007-1770604, Official Records of Hidalgo County, Texas, said point being intersection of the north right-of-way line of Old Military Road and the east right-of-way line of "I" Road;

THENCE N 08°03'33" E, departing the north right-of-way line of Old Military Road, with the west line of the Quintero tract and the east right-of-way line of "I" Road, a distance of 265.82 feet to a point for the PLACE OF BEGINNING and southwest corner of the herein described proposed acquisition tract, said point having a coordinate value of N=16556845.144, E=1087473.723, said point being in the east right-of-way line of "I" Road, said point being at the northwest corner of the Quintero tract and the southwest corner of the Mundt tract, said point being in the south line of the river levee right-of-way conveyed to the United States of America by Easement Deed recorded in Volume 435, Page 510, Deed Records of Hidalgo County, Texas ("83-H");

(1) THENCE N 08°03'45" E, with the west line of the Mundt tract and the east right-of-way line of "I" Road, over and across the "83-H" levee right-of-way, a distance of 80.26 feet to a point for the northwest corner of the herein described proposed acquisition tract, said point being at the northwest corner of the Mundt tract, said point being in the south right- of-way line of Doffin Canal Road, said point bears S 02°47'06" W, a distance of 66.35 feet from United States Army Corps of Engineers Control Point No. 110, said control point being a mag nail in the north end of the east concrete headwall at the intersection of "I" Road and the Hidalgo County Water Improvement District No. 2 canal lateral;

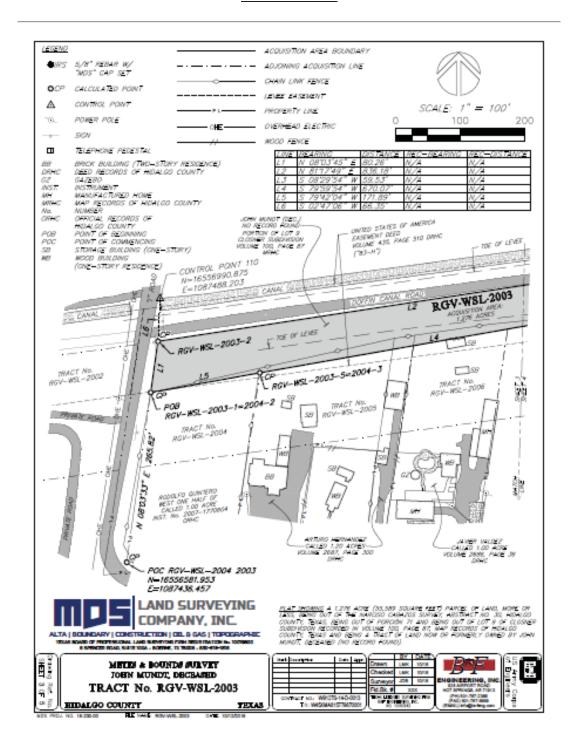
### **SCHEDULE C (Cont.)**

- (2) THENCE N 81°17'49" E, departing the east right-of-way line of "I" Road, with the north line of the Mundt tract and the south right-of-way line of Doffin Canal Road, over and across the "83-H" levee right-of-way, a distance of 836.18 feet to a point for the northeast corner of the herein described proposed acquisition tract, said point being at the northeast corner of the Mundt tract and the northwest corner of a tract of land now or formerly owned by Ilse Lydia Krenmueller, deceased (no record found), said tract being out of Lot 32 of San Juan Plantation recorded in Volume 1, Page 36, Map Records of Hidalgo County, Texas, said point being in the approximate centerline of Doffin Canal Road, said point being in the east line of the "83-H" levee right-of-way and the west line of the river levee right-of-way conveyed to the United States of America by Easement Deed recorded in Volume 442, Page 392, Deed Records of Hidalgo County, Texas ("78-H, Tract 1");
- (3) THENCE S 08°29'54" W, departing the approximate centerline of Doffin Canal Road, with the east line of the Mundt tract, the east line of the "83-H" levee right-of-way, the west line of the Krenmueller tract and the west line of the "78-H, Tract 1" levee right-of-way, passing at 55.57 feet the southwest corner of the "78-H, Tract 1" levee right-of-way, continuing in all a total distance of 59.53 feet to a point for the southeast corner of the herein described proposed acquisition tract, said point being at the southeast corner of the Mundt tract and the northeast corner of a called 1.00 acre tract conveyed to Gustavo Bazaldua and Hortencia Bazaldua by Deed of Partition recorded in Volume 2688, Page 457, Deed Records of Hidalgo County, Texas;
- (4) THENCE S 79°59'54" W, departing the west line of the Krenmueller tract, with the south line of the Mundt tract and the north line of the Bazaldua tract, over and across the "83-H" levee right-of-way, passing at 137.09 feet the northwest corner of the Bazaldua tract and the northeast corner of a called 1.00 acre tract conveyed to Javier Valdez by General Warranty Deed recorded in Instrument No. 2017-2841429, Official Records of Hidalgo County, Texas, passing at 279.72 feet the northwest corner of the Valdez tract and the northeast corner of a called 1.00 acre tract conveyed to Javier Valdez by Deed of Partition recorded in Volume 2686, Page 36, Deed Records of Hidalgo County, Texas, passing at 428.16 feet the northwest corner of the second Valdez tract and the northeast corner of a called 1.20 acre tract conveyed to Arturo Hernandez by Deed of Partition recorded in Volume 2687, Page 300, Deed Records of Hidalgo County, continuing in all a total distance of 670.07 feet to a point for angle, said point being at the northwest corner of the 1.20 acre tract and the northeast corner of the Quintero tract;
- (5) THENCE S 79°42'04" W, with the north line of the Quintero tract and the south line of the Mundt tract, a distance of 171.89 feet to the PLACE OF BEGINNING containing 1.276 acres (55,589 square feet) of land, more or less.

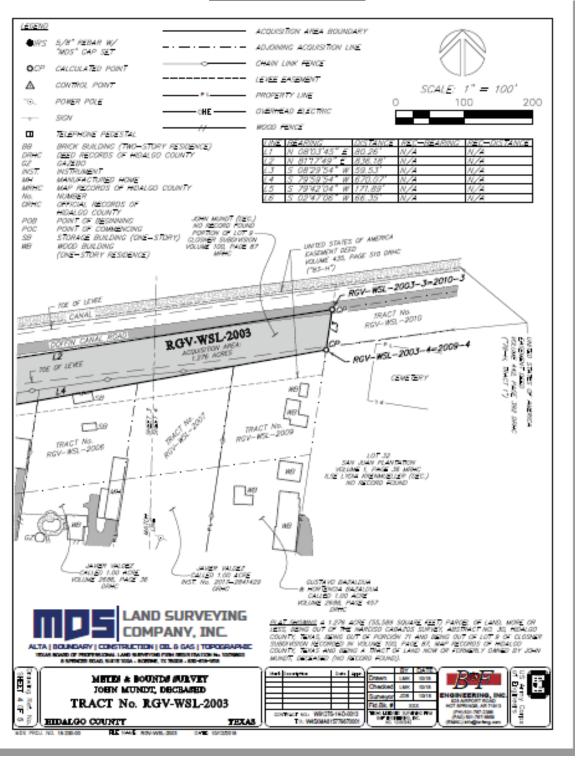
## SCHEDULE D

### **SCHEDULE D**

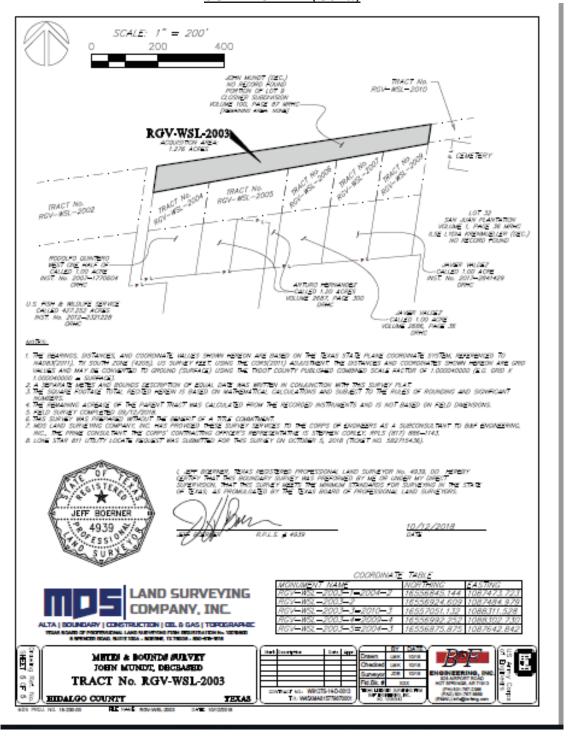
### MAP or PLAT



### **SCHEDULE D (Cont.)**



### **SCHEDULE D (Cont.)**



Tract: RGV-WSL-2003

Owner: Celia Virgen Avendaño De Collado, et al.

Acres: 1.276

### SCHEDULE E

### **SCHEDULE E**

### **ESTATE TAKEN**

Hidalgo County, Texas

Tract: RGV-WSL-2003

Owner: Celia Virgen Avendaño De Collado, et al.

Acres: 1.276

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for exploration, development, production and removal of said minerals;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation and maintenance of the border barrier.

## SCHEDULE F

### **SCHEDULE F**

### ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the land being taken is FOUR THOUSAND, SEVEN HUNDRED, EIGHTY-SIX DOLLARS AND NO/100 (\$4,786.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

## SCHEDULE G

### **SCHEDULE G**

### **INTERESTED PARTIES**

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. *See* Fed. R. Civ. P. 71.1(c).

Interested Party	Reference
Celia Virgen Avendaño De Collado	RGV-WSL-2003
	Affidavit of Heirship of Eugenio T.
	Collado, Document # 1997-628471,
NL	Recorded October 7, 1997 in Deed
Mexico	Records of Hidalgo County, Texas;
Heir of Eugenio T. Collado	Special Warranty Deed, Document
	#1992-249919, Recorded April 24, 1992
	in Deed Records of Hidalgo County,
	Texas.
Domingo Collado Virgen	RGV-WSL-2003
	Affidavit of Heirship of Eugenio T.
	Collado, Document # 1997-628471,
NL	Recorded October 7, 1997 in Deed
Mexico	Records of Hidalgo County, Texas;
Heir of Eugenio T. Collado	Special Warranty Deed, Document
	#1992-249919, Recorded April 24, 1992
	in Deed Records of Hidalgo County,
	Texas.
Maria Eugenia Collado Virgen	RGV-WSL-2003
	Affidavit of Heirship of Eugenio T.
	Collado, Document # 1997-628471,
NL	Recorded October 7, 1997 in Deed
Mexico	Records of Hidalgo County, Texas;
Heir of Eugenio T. Collado	Special Warranty Deed, Document
	#1992-249919, Recorded April 24, 1992
	in Deed Records of Hidalgo County,
	Texas.
Nadia Elena Collado Virgen	RGV-WSL-2003
	Affidavit of Heirship of Eugenio T.
	Collado, Document # 1997-628471,
NL	Recorded October 7, 1997 in Deed
Mexico	Records of Hidalgo County, Texas;
Heir of Eugenio T. Collado	Special Warranty Deed, Document
	#1992-249919, Recorded April 24, 1992

	in Deed Records of Hidalgo County,		
	Texas.		
Wastate Calledo De Hanne			
Virginia Collado De Llanos	RGV-WSL-2003		
	Affidavit of Heirship for Ramon Llanos		
N. C.	Riesgo, Document #1997-628472,		
NL	Recorded October 7, 1997 in Deed		
Mexico	Records of Hidalgo County, Texas;		
Heir of Ramon Llanos Riesgo	Special Warranty Deed, Document		
	#1992-249919, Recorded April 24, 1992		
	in Deed Records of Hidalgo County,		
	Texas.		
Virginia Llanos De Nachon	RGV-WSL-2003		
	Affidavit of Heirship for Ramon Llanos		
	Riesgo, Document #1997-628472,		
NL	Recorded October 7, 1997 in Deed		
Mexico	Records of Hidalgo County, Texas;		
Heir of Ramon Llanos Riesgo	Special Warranty Deed, Document		
	#1992-249919, Recorded April 24, 1992		
	in Deed Records of Hidalgo County,		
	Texas.		
Maria Teresa Llanos De Tort	RGV-WSL-2003		
	Affidavit of Heirship for Ramon Llanos		
	Riesgo, Document #1997-628472,		
NL	Recorded October 7, 1997 in Deed		
Mexico	Records of Hidalgo County, Texas;		
Heir of Ramon Llanos Riesgo	Special Warranty Deed, Document		
	#1992-249919, Recorded April 24, 1992		
	in Deed Records of Hidalgo County,		
	Texas.		
Rocio Isabel Llanos Collado	RGV-WSL-2003		
	Affidavit of Heirship for Ramon Llanos		
	Riesgo, Document #1997-628472,		
NL	Recorded October 7, 1997 in Deed		
Mexico	Records of Hidalgo County, Texas;		
Heir of Ramon Llanos Riesgo	Special Warranty Deed, Document		
	#1992-249919, Recorded April 24, 1992		
	in Deed Records of Hidalgo County,		
	Texas.		
Hidalgo County Tax Assessor & Collector	RGV-WSL-2003		
Pablo (Paul) Villarreal, Jr.	Account Number: J570071000000600		
2804 S. Business Highway 281	Appraisal District Number: 200459		
Edinburg, TX 78539			

JS 44 (Rev. 06/17)

### Case 7:20-cv-00124 Deciment 3 VEIL on 05/14/20 in TXSD Page 1 of 2

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

I. (a) PLAINTIFFS				DEFENDANTS				
`	of First Listed Plaintiff  **CCEPT IN U.S. PLAINTIFF CA  **Address, and Telephone Number	,	County of Residence of First Listed Defendant  (IN U.S. PLAINTIFF CASES ONLY)  NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED.  Attorneys (If Known)					
II. BASIS OF JURISDI	CTION (Place an "X" in O	ne Box Only)	III. CITIZENSHIP O	F PRINCIPAL PARTIES	(Place an "X" in One Box for Plaintii			
☐ 1 U.S. Government Plaintiff	☐ 3 Federal Question (U.S. Government)		(For Diversity Cases O		and One Box for Defendant)  PTF DEF  rincipal Place			
☐ 2 U.S. Government Defendant	☐ 4 Diversity (Indicate Citizenshi)	ip of Parties in Item III)	Citizen of Another State	☐ 2 ☐ 2 Incorporated and of Business In				
			Citizen or Subject of a Foreign Country	□ 3 □ 3 Foreign Nation	□ 6 □ 6			
IV. NATURE OF SUIT					of Suit Code Descriptions.			
CONTRACT		RTS	FORFEITURE/PENAL		OTHER STATUTES			
<ul> <li>□ 110 Insurance</li> <li>□ 120 Marine</li> <li>□ 130 Miller Act</li> <li>□ 140 Negotiable Instrument</li> <li>□ 150 Recovery of Overpayment &amp; Enforcement of Judgment</li> <li>□ 151 Medicare Act</li> <li>□ 152 Recovery of Defaulted Student Loans (Excludes Veterans)</li> <li>□ 153 Recovery of Overpayment of Veteran's Benefits</li> <li>□ 160 Stockholders' Suits</li> <li>□ 190 Other Contract</li> <li>□ 195 Contract Product Liability</li> <li>□ 196 Franchise</li> </ul> REAL PROPERTY <ul> <li>□ 210 Land Condemnation</li> <li>□ 220 Foreclosure</li> <li>□ 240 Torts to Land</li> <li>□ 245 Tort Product Liability</li> <li>□ 290 All Other Real Property</li> </ul>	PERSONAL INJURY  □ 310 Airplane □ 315 Airplane Product Liability □ 320 Assault, Libel & Slander □ 330 Federal Employers' Liability □ 340 Marine □ 345 Marine Product Liability □ 350 Motor Vehicle □ 700 Product Liability □ 360 Other Personal Injury □ 362 Personal Injury - Medical Malpractice  CIVIL RIGHTS □ 440 Other Civil Rights □ 441 Voting □ 442 Employment □ 443 Housing/ Accommodations □ 445 Amer. w/Disabilities - Uther Other □ 448 Education	PERSONAL INJURY  365 Personal Injury - Product Liability 367 Health Care/ Pharmaceutical Personal Injury Product Liability 368 Asbestos Personal Injury Product Liability PERSONAL PROPER 370 Other Fraud 371 Truth in Lending 380 Other Personal Property Damage Product Liability PRISONER PETITION Habeas Corpus: 463 Alien Detainee 510 Motions to Vacate Sentence 530 General 535 Death Penalty Other: 540 Mandamus & Othe 550 Civil Rights 555 Prison Condition 560 Civil Detainee - Conditions of Confinement	of Property 21 USC  of Property 21 USC  of 690 Other  TY LABOR  of 710 Fair Labor Standards Act  of 720 Labor/Management Relations  of 740 Railway Labor Act  of 751 Family and Medical Leave Act  of 790 Other Labor Litigation  of 791 Employee Retiremen Income Security Act  IMMIGRATION  of 462 Naturalization Applie	1	□ 375 False Claims Act □ 376 Qui Tam (31 USC 3729(a)) □ 400 State Reapportionment □ 410 Antitrust □ 430 Banks and Banking □ 450 Commerce □ 460 Deportation □ 470 Racketeer Influenced and Corrupt Organizations □ 480 Consumer Credit □ 490 Cable/Sat TV □ 850 Securities/Commodities/ Exchange □ 890 Other Statutory Actions □ 891 Agricultural Acts □ 895 Freedom of Information Act □ 896 Arbitration □ 899 Administrative Procedure Act/Review or Appeal of Agency Decision □ 950 Constitutionality of State Statutes			
	moved from 3	Remanded from Appellate Court	Reopened A <sub>1</sub>	ansferred from				
VI. CAUSE OF ACTION			re filing (Do not cite jurisdictions	307	Directine			
VII. REQUESTED IN COMPLAINT:	CHECK IF THIS UNDER RULE 2	IS A CLASS ACTION 3, F.R.Cv.P.	DEMAND \$	CHECK YES only JURY DEMAND	if demanded in complaint:			
VIII. RELATED CASI IF ANY	(See instructions):	JUDGE		DOCKET NUMBER				
DATE		SIGNATURE OF ATT	TORNEY OF RECORD					
FOR OFFICE USE ONLY					_			
RECEIPT# AM	MOUNT	APPLYING IFP	JUDO	GE MAG. JUI	DGE			

### INSTRUCTIONS FOR ATTORNEYS COMPLETING CIVIL COVER SHEET FORM JS 44

Authority For Civil Cover Sheet

The JS 44 civil cover sheet and the information contained herein neither replaces nor supplements the filings and service of pleading or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. Consequently, a civil cover sheet is submitted to the Clerk of Court for each civil complaint filed. The attorney filing a case should complete the form as follows:

- **I.(a) Plaintiffs-Defendants.** Enter names (last, first, middle initial) of plaintiff and defendant. If the plaintiff or defendant is a government agency, use only the full name or standard abbreviations. If the plaintiff or defendant is an official within a government agency, identify first the agency and then the official, giving both name and title.
- (b) County of Residence. For each civil case filed, except U.S. plaintiff cases, enter the name of the county where the first listed plaintiff resides at the time of filing. In U.S. plaintiff cases, enter the name of the county in which the first listed defendant resides at the time of filing. (NOTE: In land condemnation cases, the county of residence of the "defendant" is the location of the tract of land involved.)
- (c) Attorneys. Enter the firm name, address, telephone number, and attorney of record. If there are several attorneys, list them on an attachment, noting in this section "(see attachment)".
- **II. Jurisdiction.** The basis of jurisdiction is set forth under Rule 8(a), F.R.Cv.P., which requires that jurisdictions be shown in pleadings. Place an "X" in one of the boxes. If there is more than one basis of jurisdiction, precedence is given in the order shown below.
  - United States plaintiff. (1) Jurisdiction based on 28 U.S.C. 1345 and 1348. Suits by agencies and officers of the United States are included here. United States defendant. (2) When the plaintiff is suing the United States, its officers or agencies, place an "X" in this box.
  - Federal question. (3) This refers to suits under 28 U.S.C. 1331, where jurisdiction arises under the Constitution of the United States, an amendment to the Constitution, an act of Congress or a treaty of the United States. In cases where the U.S. is a party, the U.S. plaintiff or defendant code takes precedence, and box 1 or 2 should be marked.
  - Diversity of citizenship. (4) This refers to suits under 28 U.S.C. 1332, where parties are citizens of different states. When Box 4 is checked, the citizenship of the different parties must be checked. (See Section III below; **NOTE: federal question actions take precedence over diversity cases.**)
- **III. Residence** (citizenship) of Principal Parties. This section of the JS 44 is to be completed if diversity of citizenship was indicated above. Mark this section for each principal party.
- IV. Nature of Suit. Place an "X" in the appropriate box. If there are multiple nature of suit codes associated with the case, pick the nature of suit code that is most applicable. Click here for: Nature of Suit Code Descriptions.
- **V. Origin.** Place an "X" in one of the seven boxes.
  - Original Proceedings. (1) Cases which originate in the United States district courts.
  - Removed from State Court. (2) Proceedings initiated in state courts may be removed to the district courts under Title 28 U.S.C., Section 1441. When the petition for removal is granted, check this box.
  - Remanded from Appellate Court. (3) Check this box for cases remanded to the district court for further action. Use the date of remand as the filing date.
  - Reinstated or Reopened. (4) Check this box for cases reinstated or reopened in the district court. Use the reopening date as the filing date. Transferred from Another District. (5) For cases transferred under Title 28 U.S.C. Section 1404(a). Do not use this for within district transfers or multidistrict litigation transfers.
  - Multidistrict Litigation Transfer. (6) Check this box when a multidistrict case is transferred into the district under authority of Title 28 U.S.C. Section 1407
  - Multidistrict Litigation Direct File. (8) Check this box when a multidistrict case is filed in the same district as the Master MDL docket. **PLEASE NOTE THAT THERE IS NOT AN ORIGIN CODE 7.** Origin Code 7 was used for historical records and is no longer relevant due to changes in statue.
- VI. Cause of Action. Report the civil statute directly related to the cause of action and give a brief description of the cause. Do not cite jurisdictional statutes unless diversity. Example: U.S. Civil Statute: 47 USC 553 Brief Description: Unauthorized reception of cable service
- VII. Requested in Complaint. Class Action. Place an "X" in this box if you are filing a class action under Rule 23, F.R.Cv.P. Demand. In this space enter the actual dollar amount being demanded or indicate other demand, such as a preliminary injunction. Jury Demand. Check the appropriate box to indicate whether or not a jury is being demanded.
- VIII. Related Cases. This section of the JS 44 is used to reference related pending cases, if any. If there are related pending cases, insert the docket numbers and the corresponding judge names for such cases.

**Date and Attorney Signature.** Date and sign the civil cover sheet.